182.0	0003	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	696,000 /	696,000
USE VALUE:	696,000 /	696,000
ASSESSED:	696,000 /	696,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		SAGAMORE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MABEE ROBERT F & PAULA C
Owner 2:	
Owner 3:	
Street 1:	7 SAGAMORE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,878 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6878.000	257,600		438,400	696,000
Total Card	0.158	257,600		438,400	696,000
Total Parcel	0.158	257,600		438,400	696,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.13 | /Parcel: 453.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 123146

GIS Ref

GIS Ref

Insp Date 05/16/18

PREVIOUS ASSESSMENT

Parcel ID 182.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,600	0	6,878.	438,400	696,000	696,000	Year End Roll	12/18/2019
2019	101	FV	206,400	0	6,878.	438,400	644,800	644,800	Year End Roll	1/3/2019
2018	101	FV	206,400	0	6,878.	369,500	575,900	575,900	Year End Roll	12/20/2017
2017	101	FV	206,400	0	6,878.	338,200	544,600	544,600	Year End Roll	1/3/2017
2016	101	FV	206,400	0	6,878.	288,100	494,500	494,500	Year End	1/4/2016
2015	101	FV	201,400	0	6,878.	250,500	451,900	451,900	Year End Roll	12/11/2014
2014	101	FV	201,400	0	6,878.	231,700	433,100	433,100	Year End Roll	12/16/2013
2013	101	FV	201,400	0	6,878.	220,500	421,900	421,900		12/13/2012

!14244!

PRINT

Date	Time
12/11/20	04:06:41

LAST REV

Date	Time
06/19/18	12:41:25

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14244

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15151-377		8/1/1983		119,500	No	No		Y

USER DEFINED

Prior Id # 1:	123146
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/16/2018	MEAS&NOTICE	BS	Barbara S
10/25/2008	Meas/Inspect	355	PATRIOT
12/30/1999	Meas/Inspect	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6878		Sq. Ft.	Site		0	70.	0.91	7									438,437						438,400	

Total AC/HA: 0.15790 | Total SF/SM: 6878 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 438,437 | Spl Credit | Total: 438,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	1.00439954
Adj $ / SQ:	167.433
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373376
Depreciation:	115747
Depreciated Total:	257630

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

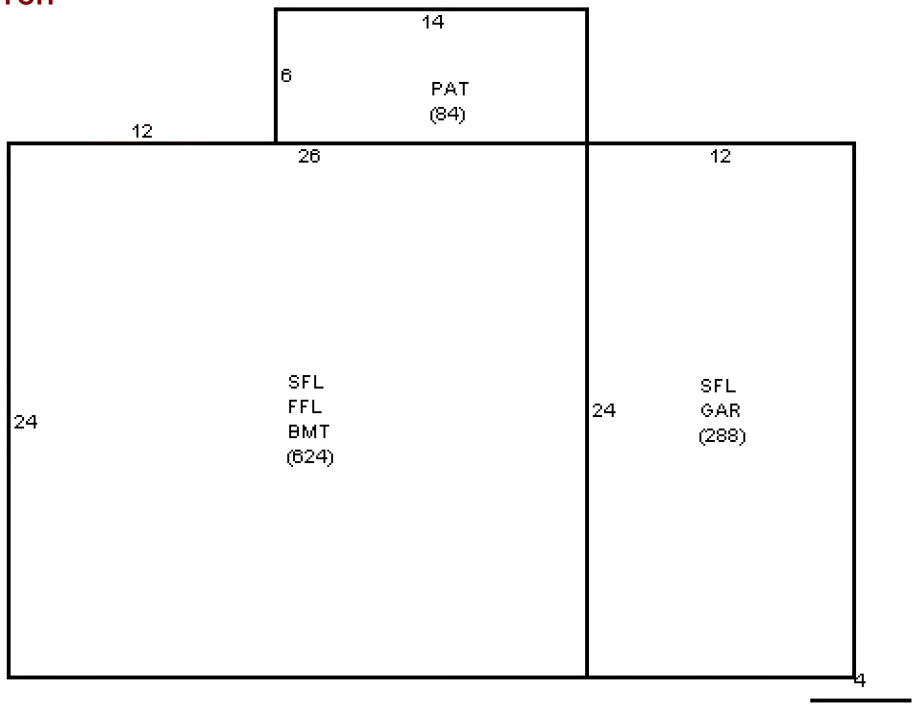
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	167.43
Special Features:	0	Val/Su Net:	101.74
Final Total:	257600	Val/Su SzAd	167.71

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	912	167.430	152,699
BMT	Basement	624	50.230	31,343
FFL	First Floor	624	167.430	104,478
GAR	Garage	288	23.780	6,850
PAT	Patio	84	6.030	506

Net Sketched Area:	2,532			Total:	295,876
Size Ad	1536	Gross Are	2532	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc